



16 Miller Street, Winchburgh

Offers Over £415,000





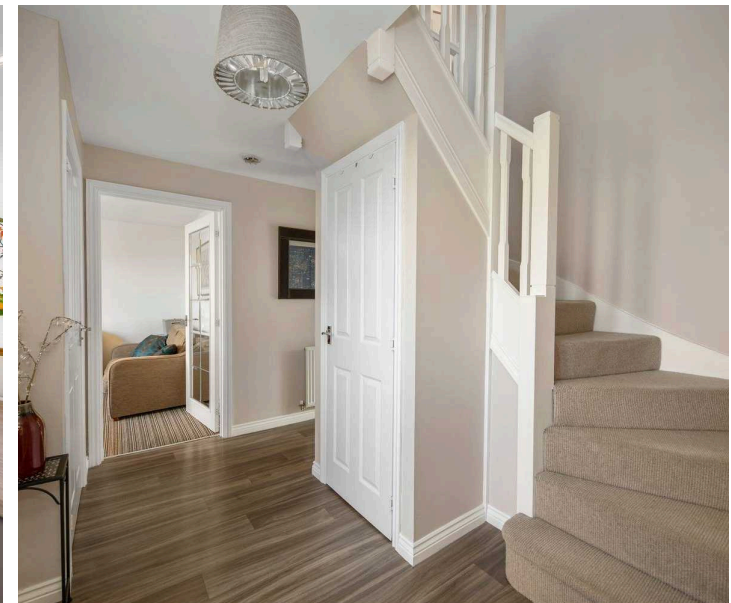
# 16 Miller Street

Winchburgh, Broxburn

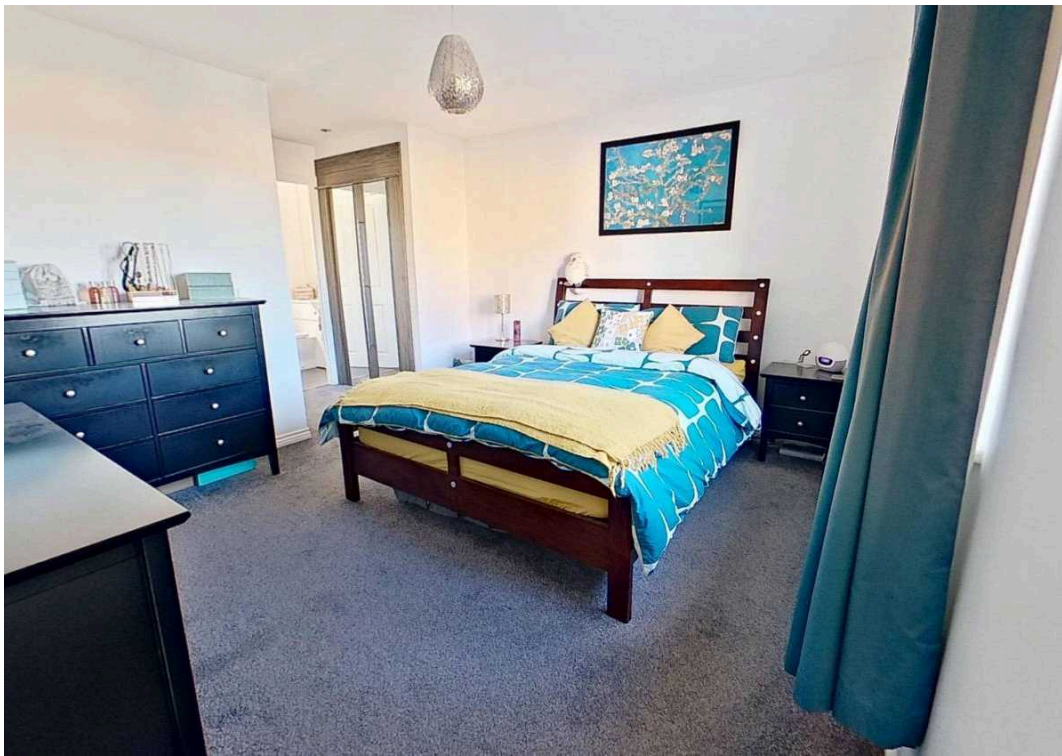
Council Tax band: TBD

Tenure: Freehold

- 'The Monro' by Taylor Wimpey
- An unusual opportunity to purchase a spacious family home with Detached Double Garage and south facing rear garden
- South facing rear garden with suntrap patio
- Family/Dining Room
- Two En-suite Shower Rooms
- A stone's throw from the new Primary and Nursery School due to open next August
- Close to M9 junction linking Edinburgh and Glasgow
- Well respected new High Schools in the village
- Xcite Leisure Complex with swimming pool and football pitches
- Exciting New Village









### Hall

Spacious and welcoming hallway with doors to lounge, kitchen/dining room, family/dining room, downstairs WC and understair storage cupboard. Quality vinyl floorcovering through hall, kitchen/dining room, and utility room/cupboard. Carpeted staircase to upper landing.

### Lounge

21' 9" x 12' 4" (6.63m x 3.75m)

Exceptionally spacious, bright and stylish sitting room with front and rear facing windows, wood effect venetian blinds, curtains and pole. Fitted carpet, two radiators.

### Downstairs Wc

Fitted with dual flush WC and pedestal wash hand basin with mixer tap. Tiled to dado height. Side facing opaque glazed window.

### Fitted Kitchen/Breakfast Room

20' 7" x 10' 0" (6.27m x 3.04m)

Fitted with an abundance of base and wall mounted units, eye level double oven, 5-burner gas hob, integrated dishwasher, fridge/freezer, 1.5 bowl stainless steel sink, side drainer and mixer tap, complementary worktops incorporating breakfast bar with tiling above. French doors to suntrap rear patio/fitted blinds. Rear facing window with roller blind. Radiator, downlighters. Door to utility room.

### Utility Room

6' 2" x 4' 3" (1.87m x 1.30m)

Fitted with base units, stainless steel sink, side drainer and mixer tap, integrated washing machine and complementary worktop. Wall cupboard housing gas central heating boiler. Walk-in storage cupboard with shelved wall. Part opaque glazed door to side garden.

### Dining Room

10' 1" x 6' 9" (3.08m x 2.06m)

Currently used as an office/music room. Front facing window with roller blind. Fitted carpet, radiator.

### Upper Landing

Doors to bedrooms, family bathroom and cupboard housing energy saving hot water tank. Front facing





## **GARDEN**

Large side and south facing rear garden, mainly laid to grass with large suntrap patio area. The front garden is laid to grass with shrubberies around. Outside water tap.

## **GARAGE**

Double Garage

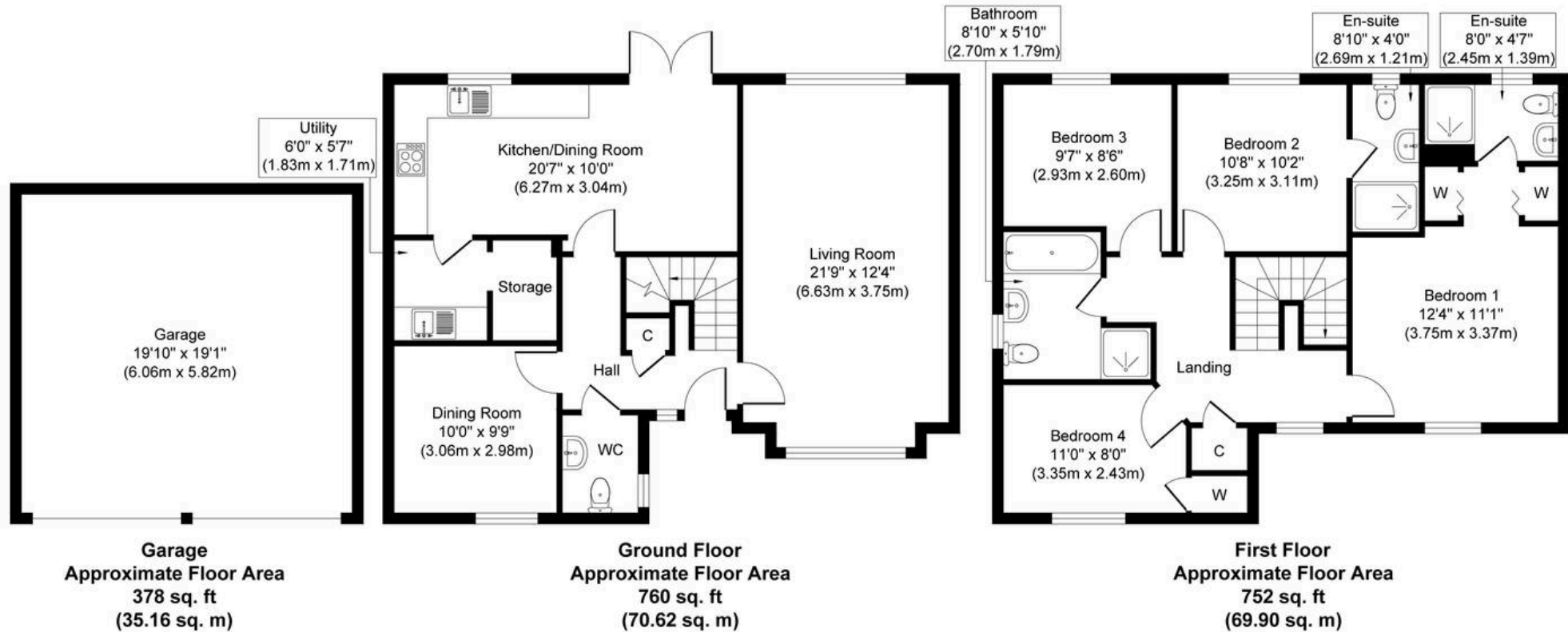
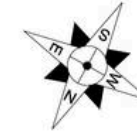
Detached double garage with two up and over doors, and independent electricity supply.

## **DRIVEWAY**

2 Parking Spaces

Monobloc parking for two vehicles in front of the garage to the side of the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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